

**FARMINGTON CITY**  
**PLANNING COMMISSION MEETING**  
April 3, 2014

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**WORK SESSION**

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, and Mack McDonald, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Cynthia DeCoursey. Commissioner Rebecca Wayment and Alternate Commissioner Michael Nilson were excused.*

**#3 – Chris Ensign – Final Plat approval for the Farmington Bungalows Subdivision**

Eric Anderson reported that the applicant has resolved most of the outstanding issues.

**#4 – Jerod Jeppson/Norm Dahle – Preliminary Plat approval for the Silverleaf Subdivision**

The developers have decided to create Parcel A, resulting in a total of 9 lots. The detention basin is adequate for a 10-year event, but the City's requirement is for a 100-year storm event. The Haight Creek draw (managed by Davis County) runs along the southern portion of the property and is deep enough to handle a severe event.

**#5 – Nick Mingo/Ivory Development – Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots)**

The applicant is providing a regional detention basin in lieu of a waiver of open space, and the actual right of way location needs to be resolved.

**#6 – Nick Mingo/Ivory Development – (Public Hearing) – Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots)**

Ivory's new plan is to build a 10-foot retaining wall and create a 100-foot landing area (5-7% slope) which will allow 5-6 cars at a time to safely queue. The City Traffic Engineer confirmed that the site distances are adequate, the traffic impact will be minimal, and the existing and planned roadways will be able to accommodate the additional traffic.

**#7 – James Wheatley/Symphony Homes (Public Hearing) – Schematic Plan approval for the Pheasant Hollow Conservation Subdivision**

Staff received several emails from residents in this area who are concerned about the quality of the soil on this property and say it will not support the homes. They claim that several homes in Glynhill Court have settled significantly. Kris Kaufman suggested a condition to require a geotech report.

**#8 – Jason Harris/Fieldstone Homes (Public Hearing) – Schematic Plan approval for the Farmington Park Conservation Subdivision**

The Commission discussed the proposed elementary school location, open space waivers, the 80-foot buffer zone, and TDR. The DRC strongly recommended that the open space be consolidated into one large space. Residents have complained about the smaller lots and are worried that the UDOT will use the park to build the WDC.

**REGULAR SESSION**

***Present:** Chairman Brett Anderson, Commissioners Heather Barnum, Kent Hinckley, Kris Kaufman, and Mack McDonald, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Cynthia DeCoursey. Commissioner Rebecca Wayment and Alternate Commissioner Michael Nilson were excused.*

**#1 – Minutes of the March 19, 2014 Planning Commission Meeting**

The Minutes will be considered during the April 17, 2014 meeting.

**#2 – City Council Report**

Eric Anderson reported that the Council approved the Kestrel Bay Estates Final PUD Master Plan, and the building height/setback amendments in the BP Zone were approved.

**SUBDIVISION APPLICATIONS**

**#3 – Chris Ensign – Applicant is requesting a recommendation for Final Plat approval for the Farmington Bungalows Subdivision (10 lots) on 3.2 acres located at approximately 50 S 300 W in an OTR Zone (S-15-13)**

Eric Anderson said the City allows some flexibility in the OTR Zone—the minimum lot standards can be reduced by no more than 15 feet. Several of these lots will be 70' to 80' (as opposed to the 85' standard).

Chris Ensign, 4468 Zarahemla Drive, Salt Lake City, said he recently received a letter from UDOT authorizing the use of the storm drainage facilities on their property.

**Motion:**

Kris Kaufman made a motion to recommend Final Plat approval for the Farmington Bungalows subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the Fire, Planning, and Public Works Departments,

the City Engineer and Storm Water Official, and by the Central Davis Sewer and Benchland Water Districts.

2. Prior to consideration of Final Plat approval by the City Council, the applicant shall address any outstanding issues with regard to the proposed storm drain into the UDOT ROW by obtaining a letter of approval from UDOT and must obtain drainage easements in favor of Farmington City from UDOT, and these easements must be on the recorded plat;
3. If the applicant replaces the existing home on State Street, the proposed dwelling on State Street shall receive a recommendation for approval from an ad hoc architectural review committee as established by the City Council or the Farmington City Historic Preservation Committee.

The motion was seconded by **Mack McDonald** and unanimously approved.

*Findings:*

1. The property is identified as Low Density Residential on the General Plan, and the proposed schematic plan is consistent with that designation.
2. The General Plan also states that the City should “recognize and preserve Farmington’s heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.” The property is in the Clark Lane Historic District, and the applicant will receive a Certificate of Appropriateness before demolition of the existing home takes place.
3. The applicant has been in negotiations with UDOT and is confident that he will have all necessary letters, approvals and easements prior to City Council review of Final Plat.
4. Specific to the final plat only, and the recommended conditions of approval, the plan complies with all Zoning and Subdivision Ordinance requirements and other appropriate regulations.
5. Staff will ensure that the homes fit in with the historic character of the underlying Clark Lane District.

**#4 – Jerod Jeppson/Norm Dahle – Applicant is requesting Preliminary Plat approval for the Silverleaf Subdivision (9 lots) on 3.74 acres located at approximately 1505 N 1500 W in an LR Zone (S-16-13)**

**Eric Anderson** reported that this property is being annexed into Farmington City and will become an LR (Large Residential) zone. The applicants will be required to address several issues raised by the DRC and the City Engineer prior to Final Plat approval.

**Norm Dahle**, 2675 E Melanie Drive, Salt Lake City, and **Jared Jeppson**, 1505 N 1500 W, said much of this area is in a flood plain, and they will continue to work on related issues.

When asked what the “good cause” is for implementing a waiver on this property, **David Petersen** explained that a waiver is a discretionary item, and the amount of open space in this case is very small.

**Motion:**

**Kent Hinckley** made a motion to approve the Preliminary Plat of the Silverleaf Conservation Subdivision as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Applicant shall designate 10% of the total land as conservation land *or* obtain a waiver through approval of the City Council;
2. The Final Plat must show a 56-foot road cross section, a detention basin designed to hold a 100-year storm event and a storm drain easement that is at least 20-feet wide, unless otherwise dictated by Davis County;
3. Applicant must provide a sensitive area designation plan prior to Final Plat pursuant to Section 11-12-080;
4. Applicant must provide a soils report prior to Final Plat;
5. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the Fire, Planning, and Public Works Departments, the City Engineer and Storm Water Official, and by the Central Davis Sewer and Benchland Water Districts.

**Karolyn Lehn** seconded the motion which was unanimously approved.

*Findings:*

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units per acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for an R zone.
3. The applicant has agreed to work through the issues raised by the DRC and address these issues prior to Final Plat.
4. An open space requirement of .37 acres is of no value to the City and the money for the waiver would be better spent on open space elsewhere in the City.

**#5 – Nick Mingo/Ivory Development – Applicant is requesting a recommendation for Final Plat approval for the Westwood Cove Conservation Subdivision (7 lots) on 4.057 acres located on the NW corner of 650 W and Glover Lane in an AE Zone (S-3-13)**

**Eric Anderson** said pipeline easements run across the property, but there is adequate buildable area. The applicant is providing a regional detention basin in lieu of a waiver

**Nick Mingo**, 978 E Wood Oak Lane, convinced Questar to bury the gas line valves and facilities so the sidewalk will not be affected.

**Motion:**

**Heather Barnum** made a motion to approve the Preliminary Plat for the Westwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager determines what just compensation is for the waiver of 34,203 square feet of open space, and the City Council approved the waiver prior to Final Plat approval;
2. The City Council approves the waiver of Sections 11-12-100 (b) and (d) of the Farmington City Zoning Ordinance;
3. The applicant must dedicate an expansion of the width of Glover Lane by 7 feet, taking the total ROW to 80 feet;
4. Final improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City's Community Development, Fire, Planning, and Public Works Departments, the City Engineer, Storm Water Official, and the Central Davis Sewer and Benchland Water Districts.

The motion was seconded by **Mack McDonald** and unanimously approved.

*Findings:*

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-10-040.
2. The proposed Final Plat shows a dedicated right of way expansion of Glover Lane by 7 feet and has street cross sections for both Glover Lane and 650 W that conform to the City's Development Standards.
3. The open space requirement is of no value to the City and the applicant has provided a regional detention basin which will be used by other applicants as this area is developed.

**#6 – Nick Mingo/Ivory Development – (Public Hearing) – Applicant is requesting Preliminary Plat approval for the Brentwood Estates Subdivision (24 lots) on 13.816 acres located at approximately 437 W 1400 N in an LR-F Zone (S-20-13)**

**Eric Anderson** said the underlying zone allows smaller lot sizes with an open space provision. Much of the property has steep slopes which exceed 30%, and these lot sizes are larger than the minimum requirement. **David Petersen** pointed out that the detention basin will handle north Compton Road, the Welling property east of the development, and this project.

**Chairman Anderson** asked Ivory Homes which plan they prefer, and **Nick Mingo** said they simply want to move the project forward. Initially, the cul de sac was the best option because it was more private, but now everyone is upset about this plan. They have not dealt with such a steep landscape before, but similar developments in Emigration Canyon have functioned well. Lessening the slope on 1400 N is not possible, and they have done everything possible in this situation; any other options would be much more expensive.

**Public Hearing:**

The Public Hearing was opened at 7:30 p.m.

**Tom Coleman**, 433 W Welling Way, is impressed with Ivory Homes because they take care of safety issues and traffic flow and are good neighbors.

**Cody Erickson**, 511 W 1400 N, lives near the proposed access point and submitted two petitions signed by 1400 N residents who oppose this Subdivision. Ivory Home's request for 8-10 homes was denied because it was too dangerous. Neighbors complained and now the City is considering 24 homes and an access onto 1400 N. She asked that construction vehicles be limited to 1300 N and for a sidewalk and permanent speed mitigation on 1400 N.

**Alicia Mansfield**, 1768 Grandview Drive, is opposed to the access onto 1400 N. She realizes that development in Farmington cannot be stopped, but the issues need to be shared by everyone, and it is only fair that Welling Way bear some of the traffic burden.

**Dan Pratt**, 1721 N Compton Road, discovered that Ivory Homes' plan violated several of the City's zoning codes. He lives at the top of 1400 N and is not opposed to the Subdivision, but this plan is more dangerous than the first proposal which met all of the City's guidelines. When the City built the new reservoir, empty trucks drove up 1400 N but used another route with a load. The real problem is the 14% grade on 1400 N and no safe landing area near Main Street.

**Lois Mulholland**, 434 Welling Way, moved to this area 28 years ago and understood that the original plan included an access to 1400 N. People above 1400 N have more than one access road, but residents in the Orchards had only one access until Cherry Blossom was built.

**Erwin Zundel**, 298 W Grandview Court, said 1400 N was a dirt road when he built his house, and the City was against having only one access only on 1400 N and now they are allowing it. The safest route to take is the Compton Bench road. This seems like a good project, but there will be accidents—especially in the winter.

**David Mulholland**, 434 Welling Way, said it seems strange that everyone wants to live on a hill but they do not want any neighbors. 1300 N is also very steep, and there will always be problems. Residents should be able to choose.

The Public Hearing was closed at 8:02 p.m.

The Commission discussed safety concerns, and **David Petersen** shared background information regarding streets in this area and said this option will be much safer than the Cherry Blossom connection. **Kris Kaufman** disagreed and said the merge is the real problem and although Ivory Homes has done what they can to make the new road feasible it does not mean it is safe. The 10-foot retaining wall will also be problematic because cross traffic on Main Street cannot be seen with only a 3-foot retaining wall. The desire for connecting streets should not outweigh these significant safety concerns. **Chairman Anderson** asked if it is worth the risk to place another insertion point onto a dangerous street.

**Kent Hinckley** said the engineer's assessment is that the access will be safe, and the City Council voted for it unanimously, so he does not want to send it back to them. **David Petersen** said the applicant will appeal if this application is denied, and residents from both sides may

appeal likely if their favorite plan is not chosen. He read from Chapter 4 of the Zoning Ordinance: The Commission makes the final decision on Preliminary Plats unless there is an appeal.

**Nick Mingo** said the retaining wall is only on the east property line and begins 20-25 feet from the existing curb and gutter. The access has been reviewed by half a dozen engineers and it meets the City's standards. If approval is not granted, Ivory Homes will appeal—they have invested a significant amount of time and money into this proposal. **Kris Kaufman** said he did not understand why they would not go back to the cul de sac plan, and **Nick Mingo** said it was because the City Council already denied that plan.

**Motion:**

**Kent Hinckley** made a motion to approve the Preliminary Plat for the Brentwood Estates Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards. There was no second to the motion and it died.

**Kris Kaufman** made a motion to grant preliminary plat approved consistent with the Schematic Plan which was presented to the Planning Commission in November 2013 subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant completes the foothill development standards 1-8, as described in Section 11-30-105 prior to Final Plat approval as part of the improvement drawings;
2. The applicant pays the agreed upon open space waiver as determined through negotiations with the City Manager prior to Final Plat;
3. The applicant will establish a truck route and require all construction trucks to use 1300 N to access the site prior to Final Plat approval;
4. The applicant must continue to work with the Trails Committee to determine the ultimate and final route of the trail connection to N Compton Road prior to Final Plat;
5. Any outstanding issues raised by the DRC at Preliminary Plat shall be addressed prior to Final Plat approval;
6. The houses located on 1400 N must face the cul de sac;
7. The applicant will provide a pedestrian access to 1400 N.

**Heather Barnum** seconded the motion which was approved by Commissioners **Anderson, Barnum, Kaufman, Lehn,** and **McDonald**. Commissioner **Hinckley** did not approve the motion.

**Findings:**

1. The proposed Preliminary Plat submittal is consistent with all necessary requirements for as found in Chapter 6 of the City's Subdivision Ordinance.
2. The proposed Preliminary Plat meets all of the standards for a conservation subdivision such as lot size, width and required setbacks.

3. The outstanding issues raised by the DRC are minor revisions and can be addressed by Final plat.
4. The density of the proposed subdivision matches the surrounding neighborhoods and conforms to the City's General Land Use Plan which designates this parcel as LDR (Low Density Residential) or 4 units per acre. Because the yield plan (attached) used lot sizes greater than 10,000 square feet, the development meets the required threshold as determined by the City's General Land Use Plan.
5. The applicant has negotiated a price for the open space waiver with the City Manager and has agreed to pay this amount.
6. The applicant is providing a detention basin that will service lots on N Compton Road in addition to the Brentwood Estates lots.
7. The applicant has worked with the Trails Committee to provide a trail connection from this development east to Compton Road, expanding connectivity for the development.

**#7 – James Wheatley/Symphony Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Pheasant Hollow Conservation Subdivision consisting of 12 lots on 4.55 acres located at approximately 700 S 50 E in an R Zone (S-2-14)**

**Eric Anderson** said this project will bridge the gap between 200 E and 50 W by creating a local road connection. Wetlands cover a large portion of the property, and the Commission will need to decide if the flag lot meets the approval criteria.

**James Wheatley**, 526 N 500 W, said they hired Earthtec to do a geotech study. **Kent Hinckley** asked if they considered a different layout that did not include the flag lot, and **Mr. Wheatley** replied that they were unable to create a workable plan without the flag lot.

**Public Hearing:**

The Public Hearing was opened at 9:05 p.m.

**Justin Card**, 642 S 100 E, has lived in this area for 5 years and his home is fine, but other homes have settled, and he does not know if the soil is stable enough for homes.

**Howard Dygert**, 676 S 100 E, has lived on Lot 17F on the east side of this property for 35 years and is opposed to this project because the soil and water conditions are incompatible with residential or any other type of construction. The soil is a sandy, fine silt loam which is saturated to the surface, and nearly all of the homes in Glynhill Court have had problems.

**Daniel Larson**, 599 Glynhill Court, does not know much about soil conditions, but four out of the ten homes have settled. His 15-year-old home settled several inches in the first 10 years. He spent \$9,000 to shore up one side of his garage and may have to spend up to \$20,000 more to remedy the problem.



**Dallas Bradbury**, 692 S 100 E, agreed with all of the previous concerns and added that there is standing water to the west of his fence year round. He has lived in the area for 5 years and cars drive into the circle thinking it is a through street.

**Kimberly Farley**, 77 E 620 S, is the original owner of her home, and both decks have dropped 18 inches and are in danger of falling off her home. She does not want other families to go through the same ordeal as the residents in Glynhill Court. They moved here from Seattle and had no idea their home was built on wetlands.

**Jeff Holman**, 22 Virginia Circle, lives near the flag lot and the need for a paved access to a manhole does not justify the flag lot. The reason for the flag lot is economic. He lives just west of this development and loves the wetlands, but the irrigation water will drain to the west near his home. He asked that the flag lot be denied.

**Jim Feichko**, 620 S 36 E, said a large amount of fill was brought into the area so it is nice and dry, but there are two springs that run year round—they never dry out. His home was built up but it still has water problems.

**Lorraine Flood**, 524 S Glynhill Court, said her home was the last one built in the area. The contractor dug an 18-foot hole and filled it with 8 feet of gravel, and they have not had problems. Obviously, the standards for some of the homes were not adequate, and she hopes the new development will be done right.

**Rita Bodily**, 98 E 700 S, said they were told that 700 S would never be a through road, and she is concerned about the speed of traffic. **Jerry Preston** built the homes in Rice Farms on a marshy, muddy bog, and there is a spring which never dries up under the house on Continental Drive and 100 E.

**Linda Hite**, 28 W 750 S, said **Jerry Preston** built her home and a neighbor's home has a spring in their yard which they are draining into the road, resulting in mossy standing water.

The Public Hearing was closed at 9:35 p.m.

**David Petersen** said the building official and City engineer will follow the soils report to determine the standards that should be implemented on a lot-by-lot basis. Core samples will be taken to determine how the footings should be poured. The Commission has the authority to deny the proposal if the issues are not solved.

**Bruce Robinson**, owner of Symphony Homes, said they use a subsurface drain. He has built hundreds of homes along this same quadrant, and if a proper drain is installed there will be no issues. There is a fairly large area where no buildings will be allowed, and they will rely on the wetlands report and dig as deep as necessary until the soil is stable. Each home was built to the standards of soil and structural engineers, but standards frequently change. Homeowners can purchase a 210 warranty which is independent of the builder and involves a third party. The flag lot will provide access for the sewer company and allows the homes to be lower.

**Heather Barnum** asked if there was a dead-end sign on this street and why the road is planned to go through. **David Petersen** said it may have been removed for some reason and they will install another sign. The road has been on the City's master plan for many years and will help alleviate traffic on 620 S.

**Motion:**

**Kent Hinckley** made a motion to recommend that the City Council approve the proposed Schematic Plan for the Pheasant Hollow Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The City Manager will determine what just compensation is for the waiver of 36,590 square feet of open space, and the City Council will approve the waiver prior to Preliminary Plat;
2. The City Council will approve the waiver of Section 11-12-100 (d) and (e) of the Farmington City Zoning Ordinance;
3. The applicant must either remove the flag lot, adjust the location of the home, or agree to fire sprinkle the home;
4. The applicant must submit a geotech report and a lot-by-lot soils report prior to Preliminary Plat approval;
5. The soils engineer will be on site during excavation.

The motion was seconded by **Kris Kaufman** and unanimously approved.

**Findings:**

1. The proposed subdivision conforms to all of the development standards as set forth in Section 11-11-050.
2. The proposed Schematic Plan creates a needed east-west connection from 200 E to Frontage Road.
3. The open space requirement is of no value to the City and will be of more value elsewhere in the City.

**#8 – Jason Harris/Fieldstone Homes (Public Hearing) – Applicant is requesting a recommendation for Schematic Plan approval for the proposed Farmington Park Conservation Subdivision consisting of 83 lots on 39.75 acres located at approximately 1100 W Glover Lane in an AE Zone (S-4-14)**

**Eric Anderson** said that the project will set aside 11 acres of open space for a park and that the applicant is working on a land swap to trade land owned by the Davis School District totaling 11 acres in the northeast corner and move it to the northwest. The elementary school and the park will share use and facilities. The applicant was able to get 74 lots for a Conservation Subdivision and will be requesting an additional 9 lots for a TDR, taking the total to 83.

**Jason Harris**, Fieldstone Homes, said the consolidated open space is meant to benefit the City as a whole. The land swap made sense because there will be two roads for dropping off and picking up students, and the park (and a potential gym) could be shared. No one knows if the WDC will happen, but residents in the area would rather have a park taken out than homes. He showed a plan with the 80-foot buffer and no TDR lots and another plan with a waiver but no buffer so the lots near the existing neighborhood are slightly larger.

**Public Hearing:**

The Public Hearing was opened at 10:20 p.m.

**Chase Rogers**, DSD's Operational Planner, said their original plan to build in the NE corner was not great, but it was the best they could do at the time. They considered this land trade because there was no extra cost and they would not be disadvantaged.

**Neil Miller**, Parks & Recreation Director, said the City is in need of park space. DSD has been generous and have allowed the City to use a portion of the property for soccer fields. The dual usage of the park/school will be great for everyone.

**John Shurtliff**, 821 Country Lane, likes the revisions. He opposes the TDR which will lower property values in his neighborhood and the 80-foot buffer. An overpass in the WDC would take out several homes in this plan, and there are drainage issues in the area.

**Bruce Dickamore**, 1983 Ridgewood Way, Bountiful, has a client who owns 4½ acres west of 1100 W on Shirley Rae Drive and plans to develop at some point. They would like the City to consider how the improvements on 1100 W will be paid for and who will be responsible.

**Nate Nixon**, 917 Country Lane, prefers the plan without the TDR because the lots are larger. The TDR perception is that the City is in cahoots with the developer. There has been very little public input, but the City is already married to the idea. He prefers the divided open space.

**Public Hearing:**

The Public Hearing was closed at 10:55 p.m.

**David Petersen** Emphasized that the plan is conceptual and the City has followed each step of the process; the Council does not even know about this TDR. The Commission discussed the pros and cons of the TDR and most agreed with the location of the school to the west.

**Motion:**

**Kent Hinckley** made a motion to recommend Schematic Plan approval for Plan #2 without the TDR for the Farmington Park Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must obtain waivers of the design requirements pursuant to Sections 11-12-100(b) (c) (e) and (f) of the Zoning Ordinance through a vote of not less than four (4) members of the City Council prior to or concurrent with Schematic Plan approval;
2. The plan must be updated at the Preliminary Plat to show how storm water is to be detained and treated;
3. The applicant will obtain a wetland delineation and have it approved by the US Army Corps of Engineers;
4. If the Army Corps requires mitigation of the wetlands, the applicant will need to design such mitigation at Preliminary Plat;
5. The applicant will receive Davis School District approval for the land swap prior to Preliminary Plat.

**Mack McDonald** seconded the motion which was unanimously approved.

*Findings:*

1. The proposed development meets all of the standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks.
2. The proposed development has a density of 1.99 units per acre which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The interior road layout will mitigate through traffic and be prohibitive to high speeds.
4. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
5. The overall layout follows the low density residential objectives of the General Plan.
6. Moving the future elementary school to the northwest corner will be advantageous to all parties, including the City.

**#9 – Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend the Zoning Ordinance by modifying the definition of adaptive reuse to include certain commercial uses (ZT-2-14)**

**David Petersen** said in 2011 the owner of the windshield repair shop on Main Street requested a text change to allow a U-Haul business in the BR Zone, but the City Council denied the request. The owner sued the City, and recently the Mayor asked staff to explore a possible solution. Staff suggested that it be allowed as a special exception in the BR Zone. Following a brief discussion, the Commission decided to continue the public hearing.

**Motion:**

**Mack McDonald** made a motion to continue the public hearing until the May 8, 2014 meeting to allow additional time for staff to answer questions. **Karolyn Lehn** seconded the motion which was unanimously approved.

**ADJOURNMENT**

*Motion:*

**Heather Barnum** made a motion to adjourn the meeting, and it was unanimously approved. The meeting was adjourned at 11:35 p.m.



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**Brett Anderson, Chairman**  
**Farmington City Planning Commission**